

ORDINANCE NO. 030605-21

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3208 EAST STATE HIGHWAY 71 AND SOUTH FM 973 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0047B, on file at the Neighborhood Planning and Zoning Department, as follows:

Two tracts of land consisting of a 0.299 acre tract (Tract 1) and a 0.573 acre tract (Tract 2), more or less, out of Lot 1, Convenience Corner Subdivision, in Travis County, the tracts of land being more particularly described as Tracts 2 and 3, respectively, by metes and bounds in a Special Warranty Deed of record in Document No. 2002105069, Official Public Records of Travis County, Texas,

locally known as 3208 East State Highway 71 and South FM 973 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on June 16, 2003.

PASSED AND APPROVED

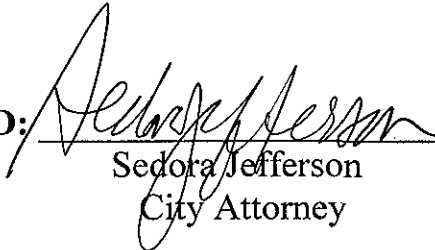
June 5, 2003

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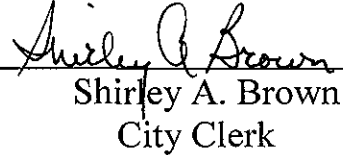


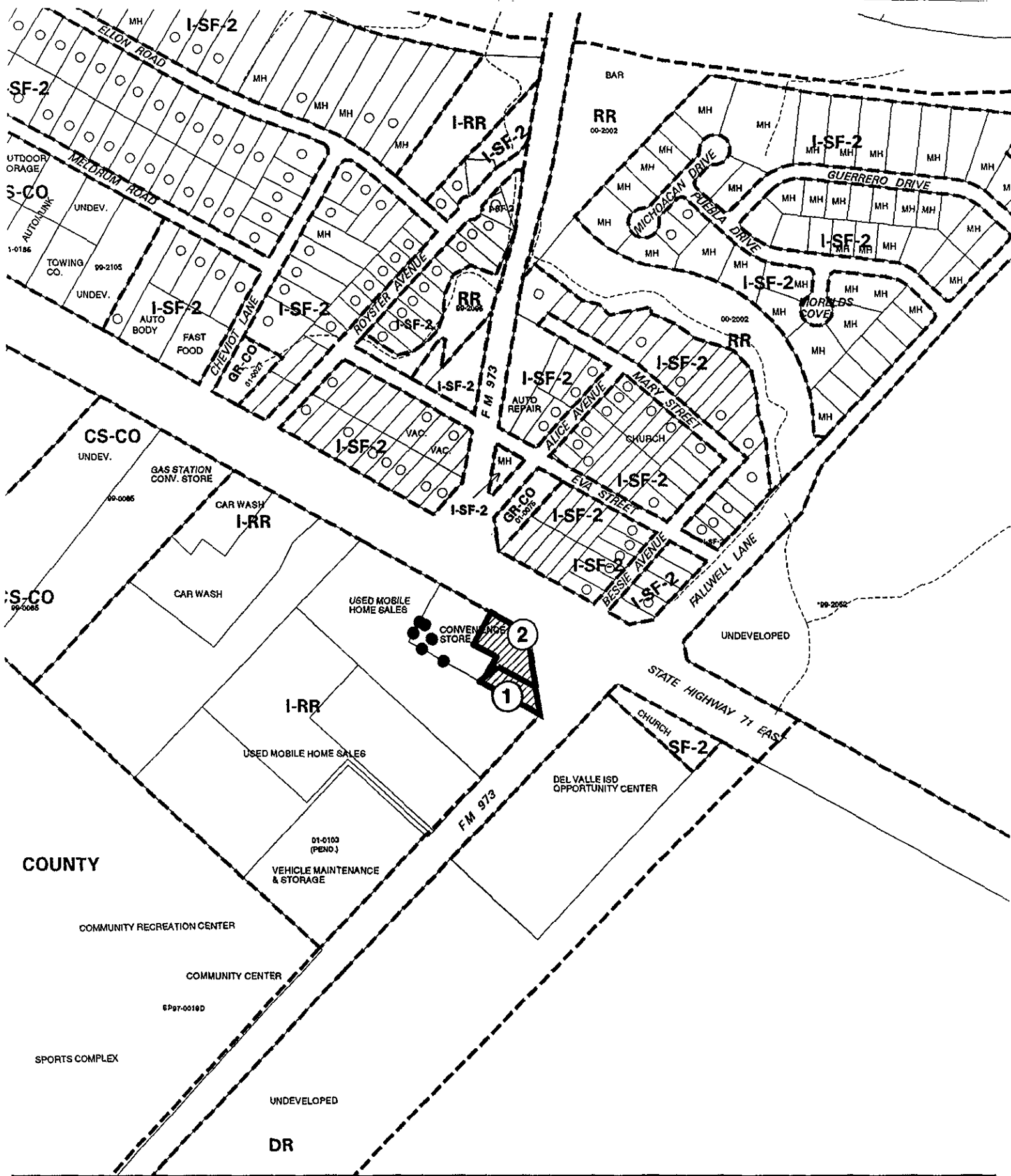
Gustavo L. Garcia
Mayor

APPROVED:






Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



COUNTY

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|---|--------------------|---|---|--|---|
|  1" = 400' | SUBJECT TRACT |  | ZONING EXHIBIT A CASE #: C14-03-0047B ADDRESS: 3208 STATE HWY 71 E SUBJECT AREA (acres): 0.872 | DATE: 03-05 INTLS: SM | CITY GRID REFERENCE NUMBER P16 |
| | PENDING CASE |  | | | |
| | ZONING BOUNDARY |  | | | |
| | CASE MGR: W. WALSH | | | | |

COUNTY